152.0	0008	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,017,200 / 1,017,200
					USE VALUE:	1,017,200 / 1,017,200
					ASSESSED:	1,017,200 / 1,017,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARMICHAEL QUENTIN L JR/TRS
Owner 2:	QUENTIN L CARMICHAEL JR REVOCA
Owner 3:	
Street 1:	100 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARMICHAEL QUENTIN L JR -
Owner 2:	CARMICHAEL SANDRA L -
Street 1:	98 GRANDVIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,210 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 2607 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5210.000	556,200		461,000	1,017,200
Total Card	0.120	556,200		461,000	1,017,200
Total Parcel	0.120	556,200		461,000	1,017,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.18 | /Parcel: 390.1

Legal Description

User Acct 101188

GIS Ref

GIS Ref

Insp Date 06/16/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0008-0009.0

!11957!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,400	0	5,210.	461,000	1,017,400	1,017,400	Year End Roll	12/18/2019
2019	101	FV	426,100	0	5,210.	432,200	858,300	858,300	Year End Roll	1/3/2019
2018	101	FV	426,100	0	5,210.	357,300	783,400	783,400	Year End Roll	12/20/2017
2017	101	FV	426,100	0	5,210.	328,500	754,600	754,600	Year End Roll	1/3/2017
2016	101	FV	261,600	0	5,210.	299,700	561,300	561,300	Year End	1/4/2016
2015	101	FV	128,200	0	5,210.	293,900	422,100	422,100	Year End Roll	12/11/2014
2014	101	FV	128,200	0	5,210.	273,200	401,400	401,400	Year End Roll	12/16/2013
2013	101	FV	128,200	0	5,210.	259,900	388,100	388,100		12/13/2012

PRINT

Date	Time
12/11/20	02:04:57

LAST REV

Date	Time
06/01/17	10:20:22
mmcmakin	
11957	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL QUEN	59817-474		8/22/2012	Convenience	1	No	No		
MALOY CONCETTIN	31616-438		7/17/2000		275,000	No	No		
	19335-547		9/1/1988		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2014	1632	Renovate	450,000					Remodel existing h

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2015	Meas/Inspect	PC	PHIL C
2/24/2009	Measured	372	PATRIOT
11/15/2000	MLS	MM	Mary M
11/22/1999	Meas/Inspect	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5210		Sq. Ft.	Site		0	80.	1.11	9									461,039						461,000	

Total AC/HA: 0.11961 | Total SF/SM: 5210 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 461,039 | Spl Credit | Total: 461,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14157295
Const Adj.:	0.98010004
Adj $ / SQ:	139.857
Other Features:	108914
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	567888
Depreciation:	26123
Depreciated Total:	541765

COMMENTS

changed from 95 EASTERN AVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	1	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

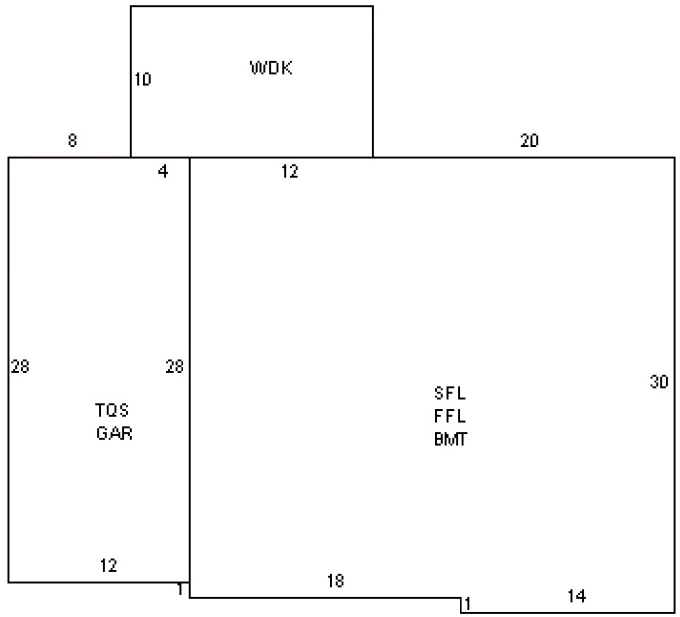
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.23
Special Features:	14400	Val/Su Net:	155.62
Final Total:	556200	Val/Su SzAd	260.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	942	55.590	52,369
FFL	First Floor	942	139.860	131,745
SFL	Second Floor	942	139.860	131,745
GAR	Garage	336	21.990	7,390
TQS	3/4 Story	252	139.860	35,244
WDK	Deck	160	12.010	1,921

Net Sketched Area:	3,574			Total:	360,414
Size Ad	2136	Gross Are	3658	FinArea	2607

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0008-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	D	S	1	1	A	AV	2014	15,000.00	T	4	101			14,400			14,400

More:	N	Total Yard Items:		Total Special Featues:	14,400	Total:	14,400